

SPECIFICATION OF WORKS:

WAIVER/DISCLAIMER. UPON RECEIVAL OF THESE PLANS AND SPECIFICATIONS, ACCEPTANCE AND SUBSEQUENT USE OF SAME, THE CLIENT AND ALL OTHERS EXEMPT THE DESIGNER/PRODUCER FROM ANY COSTS OR INCURSIONS ARISING FROM THEIR USE AND WAIVES ANY RECOVERY OF COST OR CHARGES THEREAFTER ARISING FROM ANY USE OR APPLICATION OF THESE PLANS AND SPECIFICATIONS WHATSOEVER THROUGH OMISSION, INCLUSION, ERROR, CONFLICT OR ANY OTHER CAUSE. THESE PLANS AND SPECIFICATIONS REMAIN THE "COPYRIGHT" PROPERTY OF THE DESIGNER AND ARE ASSIGNED FOR THE SINGLE USE NOMINATED ONLY. THESE PLANS AND SPECIFICATIONS ARE NOT TO BE USED, COPIED OR ALTERED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

TENDERS/CONTRACTORS. TENDERS, CONTRACTORS, BUILDERS AND SUPPLIERS ARE TO VISIT THE SITE, VERIFY ALL DIMENSIONS AND EXTENTS OF WORKS AND FULLY ADOPT THE RELEVANT CODES OF PRACTICE TO EXECUTE AND FULLY COMPLETE THE WORKS IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS SHOWN, NOTED OR IMPLIED, DO NOT SCALE FROM DRAWINGS, USE FIGURED DIMENSIONS OR CHECK ON SITE, ANY DISCREPANCIES OR ERRORS ARE TO BE REFERRED TO ALL CONTRACTORS AND SUPPLIERS, ALL DISCREPANCIES OR OMISSIONS ARE TO BE NOTIFIED TO THE CLIENT AND DESIGNER PRIOR TO ACCEPTANCE OF TENDER. ANY ADDITIONAL COSTS OR WORKS ARISING FROM SAME WILL BE BORN BY THE BUILDER OR CONTRACTOR.

1. GENERALLY. ALL WORKS SHALL BE PERFORMED BY A SUITABLY LICENCED BUILDER OR CONTRACTOR, AND IS TO FULLY COMPLY WITH ALL RELEVANT AUTHORITY AND AUSTRALIAN CODES, THE BUILDING CODE OF AUSTRALIA AND LOCAL COUNCIL CODES, DIRECTIVES AND APPROVALS. ALL WORKS ARE TO BE PERFORMED IN A PROFESSIONAL AND TRADESMANLIKE MANNER USING NEW OR SELECTED RECYCLED MATERIALS AS APPROPRIATE AND AS SELECTED AND AGREED TO IN WRITING WITH THE CLIENT. ALL MATERIALS AND FINISHES ARE TO BE TO CLIENT SELECTION AND APPLIED AND FIXED TO MANUFACTURERS PRINTED SPECIFICATIONS. ALL WORKS AND INSTALLATIONS ARE TO BE FULLY COMPLETED IN ALL RESPECTS AND ALL DEBRIS AND WASTE BEING REMOVED FROM THE SITE PRIOR TO COMPLETION. ALL FEES, COSTS AND CERTIFICATES ARE TO BE PROVIDED BY THE BUILDER. THE BUILDER SHALL DISPLAY A SITE IDENTIFICATION SIGN PROMINENTLY STATING CLIENT, LOT No, BUILDERS NAME AND ADDRESS. SAMPLES OF FINISHES AND INSTALLATIONS ARE TO BE PRESENTED TO THE CLIENT FOR APPROVAL PRIOR TO CUTTING OR FIXING IN PLACE. THE BUILDER SHALL FULLY FENCE AND MARK SECURE THE SITE OR AREA OF WORKS AND MAKE SAFE FOR THE DURATION OF THE CONTRACT TO CODE AND AUTHORITY REQUIREMENTS. THE BUILDER SHALL TAKE RESPONSIBILITY FOR AND ENSURE THE SAFE WORKING PROCEDURES FOR ALL TRADES AND CONTRACTORS ARE MAINTAINED TO AUTHORITY REQUIREMENTS. THE BUILDER SHALL INSTALL AND MAINTAIN A 'DAY BOOK' AND RECORD ALL WORKS AND DELIVERIES ON A DAILY BASIS. THIS WILL INCLUDE DELAYS, LOST DAYS AND BREAKDOWNS. THE BUILDER SHALL INSTALL AND MAINTAIN A SEDIMENTATION AND FILTRATION CONTROLL SYSTEM OF BARRIERS, DETENTION BERMS AND FILTERS TO AUTHORITY APPROVALS.

2. INSURANCES. THE BUILDER/CONTRACTORS ARE TO ALLOW FOR FULL AND ALL INSURANCES AGAINST FIRE, STORM AND TEMPEST, THEFT, PUBLIC LIABILITY, EARTHQUAKE AND DAMAGE BY ANY CAUSES IN THE JOINT NAMES OF THE OWNER, HIMSELF AND THE LENDING BODIES AS APPLICABLE. THE BUILDER/CONTRACTOR IS TO INSURE FULLY FOR HIS SUB-CONTRACTORS, TRADES AND STAFF UNDER WORKERS COMPENSATION AND WORKCOVER/EMPLOYERS LIABILITY ACTS. THE BUILDER/CONTRACTOR IS TO ALLOW FOR FULL TAX, SUPERANNUATION AND REQUIRED DEDUCTIONS AS REQUIRED BY STATUTORY AND AUTHORITY BODIES AND THE AUSTRALIAN TAXATION OFFICE.

3. DEMOLISHER/EXCAVATOR. DEMOLISH EXISTING STRUCTURES AND EXCAVATE THE SITE TO THE LEVELS, EXTENTS AND CONFIGURATION AS SHOWN ON PLANS WITH NIL DISTURBANCE TO THE REMAINING AREA. PROVIDE SURING, PROPPING AND PROTECTION TO SURROUNDING AREAS AS NECESSARY AND REQUIRED. ALL AREAS TO BE KEPT BY CLEAR AND SAFE. ALL EXCAVATIONS AND FOOTINGS ETC TO BE APPROVED BY AN ENGINEER. ALL REDUNDANT MATERIALS TO BE REMOVED FROM SITE (UNLESS REQUIRED) AND STEP TO SUIT SITE FALLS. PROVIDE LOCATIONS AND BACKFILL ON COMPLETION. SOFT OR UNSTABLE MATERIAL TO BE REFERRED TO THE ENGINEER. ROCK EXCAVATION EXTENTS AND VOLUMES TO BE RATHED WITH THE CLIENT PRIOR TO REMOVAL AND COSTS TO BE AGREED TO IN WRITING PRIOR TO REMOVAL.

4. MATERIALS. ALL MATERIALS SHALL MATCH EXISTING OR BE TO CLIENT SELECTION AND BE IN ACCORDANCE WITH THE PLANS AND DETAILS UNLESS OTHERWISE AGREED TO IN WRITING. ALL FINISHES AND SELECTIONS TO CLIENT APPROVAL AND INSTALLED OR FIXED STRICTLY TO MANUFACTURERS WRITTEN SPECIFICATION. ALL MATERIALS USED ARE TO COMPLY WITH CURRENT CODES AND STANDARDS AS TO QUALITY, SUITABILITY, PERFORMANCE AND RESILIENCE APPLICABLE TO THEIR LOCATION.

5. CONCRETE. ALL CONCRETE TO BE 20 MPA MIX MINIMUM AND PLACED TO ENGINEERS DIRECTIONS AND DETAILS. TEST SLUMPS TO BE TAKEN FROM EACH MIXER. ALL PLACEMENT, VIBRATION, FORMWORK, STEEL REINFORCEMENT AND CURING TO BE TO CURRENT AUSTRALIAN STANDARDS AND THE TECHNICAL NOTES OF THE CEMENT AND CONCRETE ASSOCIATION OF AUSTRALIA. ALLOW FOR ALL OPENINGS, RECESSES AND PENETRATIONS AS NECESSARY. PROVIDE FALLS AND SET DOWNS AS SHOWN OR NECESSARY. FALL AND GRADE EXTERNAL AREAS AWAY FROM THE BUILDING. PROTECT AND CURE ALL AREAS. KEEP MOIST FOR 7 DAYS. STRIP AND REMOVE FORMWORK UPON COMPLETION.

6. BRICKLAYER. ALL WORK TO COMPLY TO AS 3700 MASONRY CODE. CARRY UP ALL WORK PLUMB AND TRUE IN FIRST GRADE BRICKS AS SELECTED. ALL UNITS WITH FULL MORTAR BEDS AND REINFORCING STEEL TIES AT EACH 6th BRICK EVERY 4th COURSE. INSTALL AND CLEAN ALL D.P.C. WEEP HOLES AND FLASHINGS AS NECESSARY. BUILD IN ALL HOLD DOWNS AND BRACKETS AS NECESSARY. ALL EXTERNAL WORK TO BE CAVITY OR BRICK-VENER WITH A 50mm CAVITY. INSTALL ALL GALVANISED OR STAINLESS STEEL UNITS AND P.C. CONCRETE HEADS ETC AS NECESSARY AND REQUIRED. PROVIDE VERTICAL EXPANSION JOINTS AT 2.5 METRES 'max' FROM EXTERNAL CORNERS AND EACH 5.0 METRES 'max' ALONG WALL FACE WITH TIES, PACKING AND CAULKING. LOCATE EXPANSION JOINTS AT EDGE OF CLOSEST AVAILABLE WINDOW OR DOOR OPENINGS WHERE SUITABLE AND AS SHOWN ON ENGINEERS DRAWINGS. CLEAN DOWN ALL WORK ON COMPLETION TO APPROVED METHODS.

7. STRUCTURAL STEEL. ALL STEELWORK TO BE TO CURRENT AUSTRALIAN STANDARDS. ALL LINTELS, COLLARS, BEAMS, BRACINGS AND MEMBERS TO BE H.D. GALVANISED. EXPOSED HOLLOW ENDS TO BE CAPPED AND GROUND SMOOTH. ALL WELDS TO BE GROUND SMOOTH. ALL HOLDING DOWN BOLTS TO BE 20mm DIA 'MIN' AND FRAMING HOLD DOWN BOLTS TO BE 12mm DIA 'MIN'. ANY MEMBERS PAINTED TO BE CLEANED, SANDED AND COATED WITH 'COLD' GALVANISING PAINT, PRIMER/UNDERCOAT AND TWO COATS MINIMUM FINISH REFER TO ENGINEERS DRAWINGS FOR SPECIFIC SIZES AND DETAILS. SPECIALISED COATINGS TO BE APPLIED TO MANUFACTURERS PRINTED SPECIFICATION.

8. METALWORK. HANDRAILS TO BE PROPRIETARY MANUFACTURED ITEM OR FABRICATED TO DETAILS OR AS NOTED. METALWORK GENERALLY TO BE INSTALLED TO EXTENTS AND LOCATIONS NOMINATED ON PLANS. FINISHES TO BE AS SELECTED AND NOTED. WINDOW AND DOOR FRAMES TO BE FROM COMMERCIAL GRADE SYSTEMS SUITABLE TO THE EXPOSURE AND WEATHER CONDITIONS APPLICABLE. ALL TRIMS, CAPPINGS, FLASHINGS AND SEALS ARE TO BE PROVIDED AND INSTALLED TO MANUFACTURER PROVIDED PRINTED SPECIFICATION. ALL ALUMINIUM TO BE POWDERCOATED OR ANODISED AS SELECTED. COATINGS TO BE TO MANUFACTURERS PRINTED SPECIFICATION.

9. CARPENTER/TIMBER FRAMING. ALL WORKS AS TO MATERIALS, PROCEDURE AND ERECTION ARE TO COMPLY TO THE CURRENT TIMBER FRAMING AND BUILDING CODES. ALL TIMBERS TO BE IN LONG LENGTHS FREE FROM DEFORMITIES AND FAULTS. STRUCTURAL TIMBERS ARE TO BE CLEAR F11 STRESS GRADE MIN. EXPOSED TIMBERS EXTERNALLY AND INTERNALLY TO BE SELECT GRADE, CLEAR EXTERNAL TIMBERS AND CUT JOINTS TO BE PRIMED COATED AT INSTALLATION. DECKING TIMBERS TO BE CLEAR C.C.A. OR APPROVED PRESSURE TREATED. EXTERNAL FINISHES GENERALLY TO BE SOLID STRIP BASED. PAINTED TIMBERS TO BE PRIMER/UNDERCOATED AND TWO FINISH COATS MIN. MEDIUM DUTY FOIL SIALATION SHEETING TO BE FIXED OVER ALL EXTERNAL STUD FRAMING. R3.0 INSULATION TO BE INSTALLED TO ALL STUD FRAMED WALLS. FIX PLY SHEET BRACING TO ALL AREAS.

10. ROOFER. ALL MATERIALS AND INSTALLATIONS ARE TO BE TO CURRENT STANDARDS. SUPPLY AND FIX SHEET METAL OR TILED ROOFING AS SHOWN AND NOTED AND TO LOCATIONS ON PLANS. FIT FOIL SARKING UNDER ROOF TILES OR FOIL BACKED INSULATION R3.0 UNDER SHEET ROOFING. FLASH AND SEAL ALL PENETRATIONS. LIAISE WITH OTHER TRADES FOR LOCATION AND EXTENT OF OPENING PENETRATIONS. PROVIDE AND FIX ALL CAPPINGS, COVERINGS, TRIMS ETC AS NECESSARY. ALLOW WORKS TO ROOF SKYLITES AND VENTS ETC AS NECESSARY. INSTALL METAL FASCIAS, BARGES, GUTTERS AND DOWNPIPES AS SHOWN ON PLANS. CONNECT ALL DOWNPIPES TO GROUND LEVEL DRAINS AS NECESSARY.

11. PLUMBER. LIAISE WITH LOCAL WATER SUPPLY AND SEWER DRAINAGE AUTHORITY FOR POINTS OF CONNECTION AND REQUIREMENTS. ALL WORKS TO BE TO CURRENT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY DIRECTIONS AND APPROVAL. LAY ALL DRAINS AND SERVICE LINES AND INSTALL ALL FITTINGS AND FIXTURES AND SEAL JOINTS ETC AS NECESSARY. WATER SERVICES TO BE IN COPPER AND SEWER RUNS IN P.V.C. GAS SERVICE TO LOCATED WHERE REQUIRED AND EXTENDED TO NEW LOCATIONS AS SHOWN. INSTALLATION AND CONNECTION TO BE TO CURRENT CODES AND RULES. ALL WORKS TO BE INSPECTED AND CERTIFIED AS REQUIRED.

12. ELECTRICIAN. ALL WORKS AND MATERIALS TO BE TO CURRENT WIRING RULES, CODES AND AUTHORITY INSPECTIONS AND APPROVALS. EXISTING SUPPLY TO BE EVALUATED FOR SUITABILITY FOR NEW WORKS. INSTALL OR UPGRADE MAINS SUPPLY, METRE BOARDS, SUB-BOARDS, WIRING ETC AS NECESSARY AND REQUIRED. INSTALL AND CONNECT ALL FITTINGS AND FIXTURES AND EMERGENCY INSTALLATIONS AS REQUIRED AND AS NECESSARY AND AS SHOWN AND NOTED ON PLANS. ALL WORKS TO BE INSPECTED AND CERTIFIED AS REQUIRED. ALLOW TO UPGRADE 'RESIDUAL CURRENT DETECTION' TO CURRENT CODE REQUIREMENTS AS PART OF THE WORKS.

13. TILER/IMPERVIOUS FINISHER. ALL WORKS AND MATERIALS TO BE TO CURRENT REQUIREMENTS AND AUTHORITY STANDARDS AND MANUFACTURERS PRINTED SPECIFICATION. TO AREAS SHOWN ON PLANS SEAL FLOORS AND LAY FINISHES AS SHOWN AND NOTED ON PLANS TO OWNER SELECTIONS AND APPROVED COLOURS. LAY ALL TILES ON SUITABLE BEDS WITH FALLS TO WASTES AS NECESSARY. LAY ALL WALL, SPLASH AND SKIRT TILES AS NOTED AND SHOWN. QUARRY, SLATE OR CORK TILES TO HAVE 2 COATS CLEAR POLYURETHANE FINISH AFTER CLEANING.

14. PAINTER/DECORATOR. PAINT ALL AREAS, SURFACES AND FEATURES USUALLY PAINTED AND AS NOTED OR AS SHOWN ON PLANS IN OWNER SELECTED COLOURS AND FINISHES. ALL MATERIALS TO BE PREQUALITY AND APPLIED TO MANUFACTURERS PRINTED SPECIFICATIONS. PAINT SELECTIONS AND PREPARATION TO SUIT EXPOSURE CONDITIONS AND BASE MATERIALS. MIN 1 COAT PRIMER/UNDERCOAT AND 2 FINISH COATS TO ALL AREAS.

15. VENTILATION. ACTIVE/PASSIVE. ALL VENTILATION EITHER ACTIVE/MECHANICAL OR PASSIVE IS TO BE INSTALLED TO CURRENT CODES AND STANDARDS AND BE TO EXTENTS AND AREAS AS SHOWN ON PLANS. ALL FANS, MOTORS, CONDENSERS ETC ARE TO BE WIRED FROM THE MAIN BOARD AND ALL INSTALLATIONS ARE TO BE PERFORMED BY QUALIFIED TRADESMEN SUITABLE FOR THE WORKS. LIAISE WITH AUTHORITIES FOR INSPECTIONS AND APPROVALS. INTAKE AIR AND EXHAUST AIR GRILLES ARE TO BE KEPT 600mm APART. CONDENSATE WASTE IS TO BE DIRECTED TO PLUMBED DRAINAGE OUTLETS.

16. FINISH OFF/COMPLETION. PRACTICAL COMPLETION/HANDOVER TO THE CLIENT WILL ONLY BE DEEMED TO OCCUR WHEN ALL WORKS AND AREAS OF THE CONTRACTED UNDERFRAMING ON PLANS AND AGREED TO ARE COMPLETE IN ALL RESPECTS. ALL FITTINGS, FIXTURE AND APPLIANCES ARE INSTALLED AND CONNECTED AND ALL SERVICES ARE CONNECTED THROUGHOUT AND FUNCTIONING FULLY. THE WHOLE OF THE WORKS ARE TO BE COMPLETE AND FULLY READY FOR CLIENT NORMAL USE AND ALL AREAS ARE CLEANED DOWN AND REDUNDANT MATERIALS AND WASTES ARE REMOVED. THE BUILDER IS AT THIS TIME TO FURNISH TO THE CLIENT FINAL CERTIFICATE OF SURVEY SET-OUT AND UPDATED TO COMPLETION OF WORKS. ALL CERTIFICATES FROM AUTHORITIES AND UTILITIES AS WELL AS ALL GUARANTEES AND WARRANTIES ARE TO BE FURNISHED TO THE CLIENT. FINAL COUNCIL CERTIFICATION AND 317A0 CERTIFICATES ARE TO BE FURNISHED TO THE CLIENT. A DEFECTS LIABILITY PERIOD OF 26 WEEKS WILL APPLY FROM PRACTICAL COMPLETION/HANDOVER DATE TO BE FURNISHED TO THE CLIENT. THE TOTAL CONTRACT SUM WHICHEVER IS THE GREATER. THE BUILDER/CONTRACTOR SHALL DURING THE DEFECTS PERIOD COMPLETE RECTIFICATION OR REPLACEMENT TO ALL ITEMS NOTED ON THE DEFECTS INSPECTION LIST AND OTHER ITEMS AS NOTIFIED TO HIM DURING THIS PERIOD TO NEW CONSTRUCTION CONDITION TO THE SATISFACTION OF THE CLIENT. AFTER SUCH COMPLETION THE REMAINING RETENTION MONIES WILL BE PAID TO THE BUILDER WITHIN 14 DAYS UNLESS A DISPUTE IS REGISTERED UNDER THE CONTRACT CONDITIONS. THE STATUTORY BUILDERS LIABILITY GUARANTEE WILL APPLY FROM THIS TIME AS THE CURRENT CODES MAY SPECIFY.

17. SCOPE OF WORKS. THE SCOPE OF THE CONTRACTED WORKS IS DEEMED TO INCLUDE ALL ITEMS, AREAS, MATERIALS, FIXTURES AND FITTINGS, P.C. SUMS AND P.C. ITEMS AND SCHEDULES AS AGREED TO IN WRITING WITH THE CLIENT. THE CONTRACTED WORKS WILL INCLUDE ALL AREAS SHOWN AND NOTED ON PLANS, AND ANY VARIATIONS TO THE CONTRACTED WORKS OR EXTRAS OR ALTERATIONS ARE TO BE PRICED, APPROVED AND AGREED TO IN WRITING WITH THE CLIENT PRIOR TO BEING IMPLEMENTED INTO THE CONSTRUCTION. ANY ITEMS NOT SO AGREED TO AND INCLUDED INTO THE CONTRACT IN WRITING WILL BE VOID OF ANY REQUIREMENT OF PAYMENT BY THE CLIENT. THE CONTRACTED WORKS WILL INCLUDE ALL ITEMS, MATERIALS, FIXTURES AND FITTINGS AS NECESSARY AND REQUIRED TO COMPLETE THE WORKS FULLY WHETHER SEEN OR BUILT IN, AND WHETHER NOTED, SPECIFIED, SHOWN OR IMPLIED IN THE CONTRACT DOCUMENTS.

TIMBER FRAMING NOTE:

ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH A.S. 1684 LIGHT TIMBER FRAMING CODE AND THE NEW SOUTH WALES TIMBER FRAMING MANUAL.

HINGED DOOR NOTE:

ALL INTERNAL HINGED DOORS FOR PUBLIC ASSEMBLY BUILDING TO SWING IN DIRECTION OF EGRESS.

EXTERNAL EGRESS DOORS TO PUBLIC ASSEMBLY STRUCTURE TO BE FITTED WITH PUSH RAILS OR SINGLE DIRECTION OPERATING LATCH.

ENTRY DOOR NOTE:

ENTRY DOOR UNITS TO BE TIMBER FRAMED WITH FIXED GLASS Sidelites AS SELECTED TO NOMINATED OVERALL SIZE. ENTRY DOOR TO BE 820x2040x40mm SOLID CORE FRAMED ENTRY DOOR AS SELECTED. ALL PAINT FINISH. ALFRAMED SECURITY MESH SCREEN DOOR TO BE FITTED. PRE-FINISHED.

ELECTRICAL NOTE:

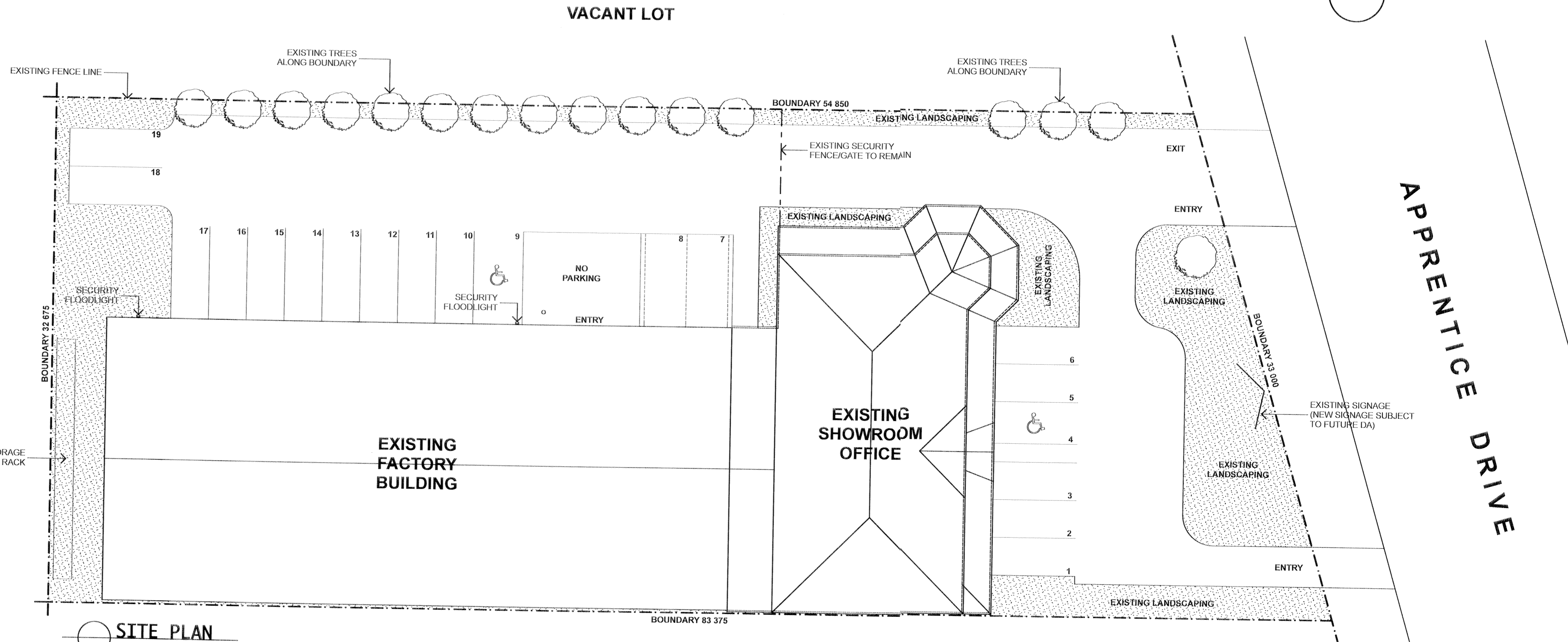
THE MAIN METER BOARD TO BE FITTED WITH RESIDUAL CURRENT DETECTION CUT-OUT SAFETY UNIT TO A.S. CODE AND AUTHORITY REQUIREMENTS AND APPROVAL. SMOKE AND THERMAL DETECTION ALARMS TO BE FITTED AND HARD WIRED TO ALL AREAS TO A.S. CODE AND AUTHORITY REQUIREMENTS AND APPROVAL.

FINISHES AND TRIMS NOTE:

100x25mm SPLAYED EDGE TIMBER SKIRTINGS. PAINT FINISH. 50x25mm SPLAYED EDGE TIMBER ARCHITRAVES. PAINT FINISH. 10mm PLASTERBOARD WALL SHEETING. PAINT FINISH. 13mm PLASTERBOARD SHEETING TO BE BOTH SIDES OF EXISTING MEZZANINE. HANDRAILS TO FORM SOLID BALLISTRADES. PAINT FINISH.

DEVELOPMENT APPLICATION BAYSIDE CHRISTIAN LIFE CHURCH 13 APPRENTICE DRIVE, BERKELEY VALE NSW

000 - SITE PLAN + SPECIFICATION 001 - LAYOUT AND SETOUT PLAN 002 - ELEVATION AND SECTIONS



SITE PLAN

TREATED TIMBER FRAMING:

ALL FRAMING TIMBERS TO FLOORS, DECKS, WALLS AND ROOF AREAS TO BE SUITABLY PESTICIDE TREATED TO THE CURRENT AS: 3660 AUSTRALIAN STANDARD SPECIFICATION FOR FRAMING TIMBERS. ALTERNATIVELY, SUITABLY APPROVED RESILIENT TIMBER SPECIES MAY BE USED THAT PROVIDE INHERENT RESISTANCE TO TERMITES, BORER AND WHITE ANT ETC ATTACK AS MAY BE APPROVED BY AUTHORITIES.

WALL PANEL BRACING:

ALL AREAS TO HAVE PLYSHEET, TIMBER OR METAL ANGLE BRACING SUITABLY FIXED IN ACCORDANCE WITH THE CURRENT AUSTRALIAN STANDARD AND IN LOCATIONS SATISFYING CODE REQUIREMENTS AS DEPICTED TO SUIT THE WIND AND EXPOSURE CATEGORIES AS SET BY THE CURRENT AUSTRALIAN STRUCTURAL AND TIMBER FRAMING CODES.

RECYCLING AND WASTE MANGEMENT:

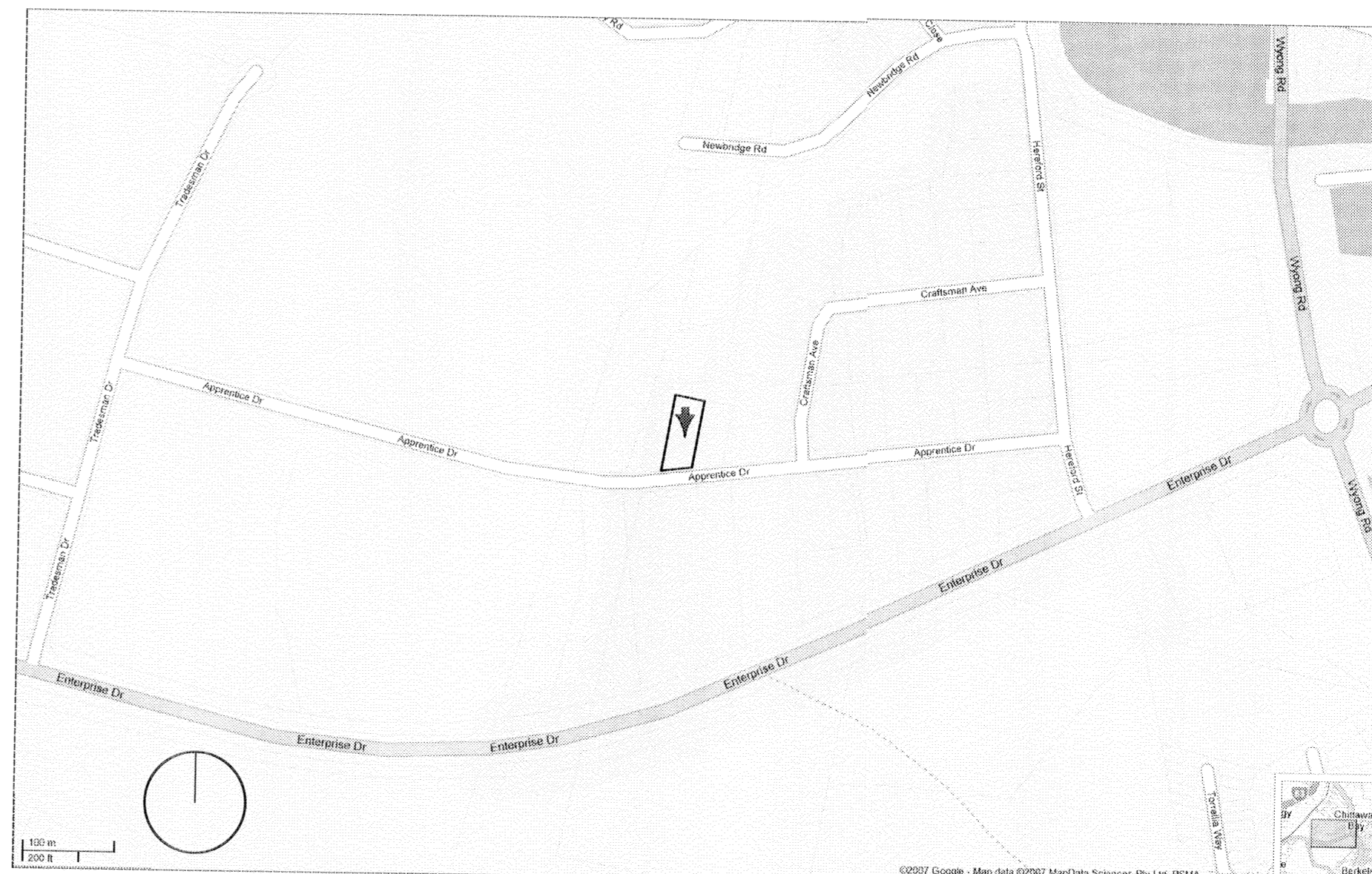
ALL ORDERING AND INSTALLATION/CUTTING OF MATERIALS IS TO BE PLANNED AND MANAGED TO MINIMISE WASTE AND OFF-CUTS. WHERE POSSIBLE ANY WASTE OR OFF-CUTS ARE TO BE STORED AND RE-USED IN THE BUILDING WORKS. ALL NON REUSEABLE OR REDUNDANT MATERIALS ARE TO BE TAKEN OFF SITE TO SEGREGATED RECYCLING BINS FOR THIS PURPOSE OR TO AN APPROVED LANDFILL. SITE AS APPROPRIATE TO COUNCIL DIRECTIVES AND APPROVED POLICIES.

WALL AND FLOOR INSULATION:

ALL EXTERNAL WALL STUD FRAMING TO BE FULLY COVERED EXTERNALLY WITH MEDIUM DUTY FOIL BACKED SIALATION BEFORE BEING CLADD OR VENERED. LAPP AND FIX SHEETS HORIZONTALLY. ALL EXTERNAL AND INTERNAL STUD FRAMED WALLS TO BE FILLED WITH R3.0 RATED GLASS FIBRE OR INERT MINERAL WOOL BATT INSULATION (100mm NOM THICKNESS). TYPICAL TO ALL EXTERNAL AND INTERNAL WALLS. ALL EXPOSED OR UPPER LEVEL TIMBER FLOOR ZONES TO BE INSULATED WITH 2 LAYERS OF 100mm (NOM) THICKNESS R3.0, 1 LAYER ELSEWHERE. RATED GLASS FIBRE OR INERT MINERAL WOOL INSULATION RATTS. FIX 10mm PLASTERBOARD LINING TO WALLS GENERALLY AND 13mm PLASTERBOARD TO CEILINGS GENERALLY. SET AND PAINT. FIX 10mm F.C. VILLABOARD OR WET AREA WALL PLASTERBOARD TO WET AREA ROOMS GENERALLY AS APPROVED. SET AND PAINT.

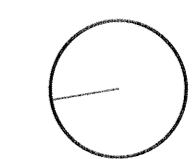
WALL AND FLOOR FINISHES:

PROVIDE 18mm OR 15mm COMPRESSED F.C. SHEET FLOORING TO WET/AMENITY AND TILED AREAS AS SHOWN. FIX DOWN WITH HEX HEAD ROOFING SCREWS AND GLUE. PROPRIETARY EPOXY SEALANT WITH APPROVED MEDIUM AND FLASHINGS TO CORNERS AS APPROVED. TILE ALL AREAS TO 2100mm A.F.L. GENERALLY, UNLESS NOTED OTHERWISE. TILE ALL FLOORS AS NOTED, FALL TO WASTES AS NECESSARY.



LOCATION DIAGRAM

AMENDMENTS
A ISSUED TO COUNCIL FOR DA SUBMISSION 26/06/07

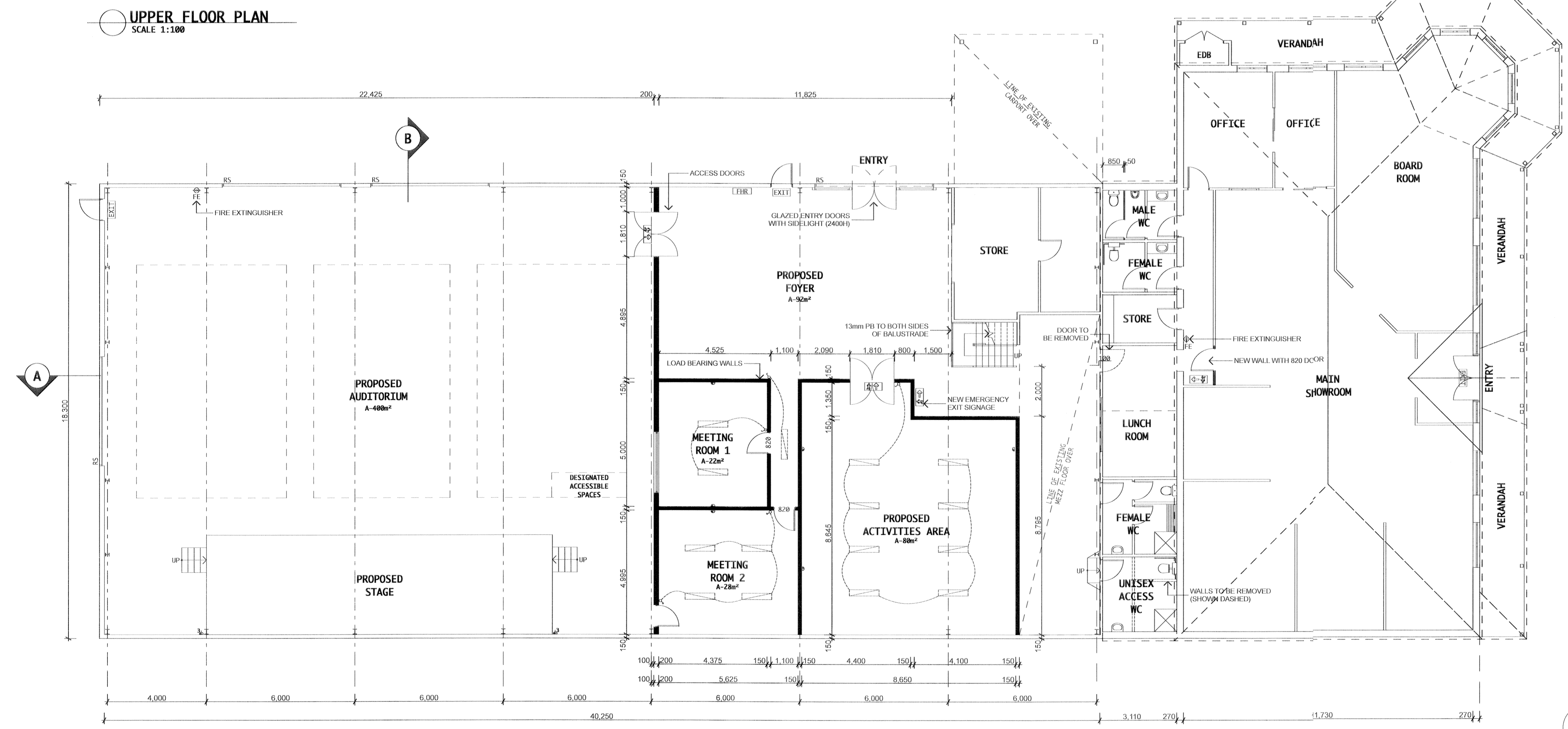
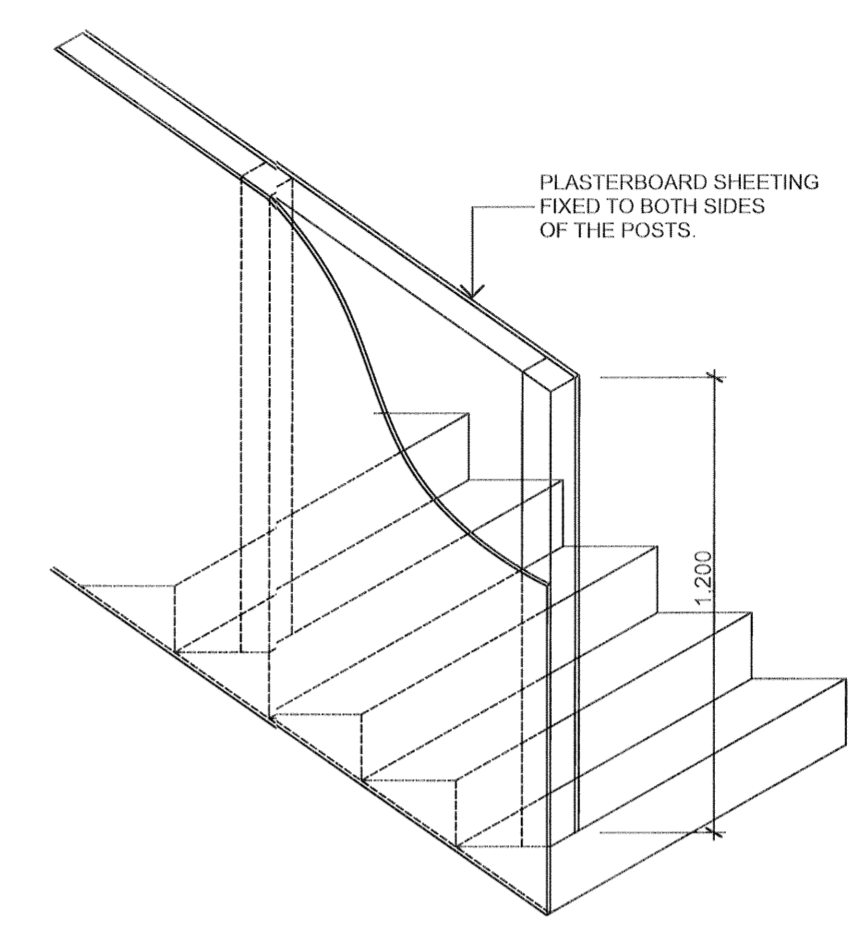
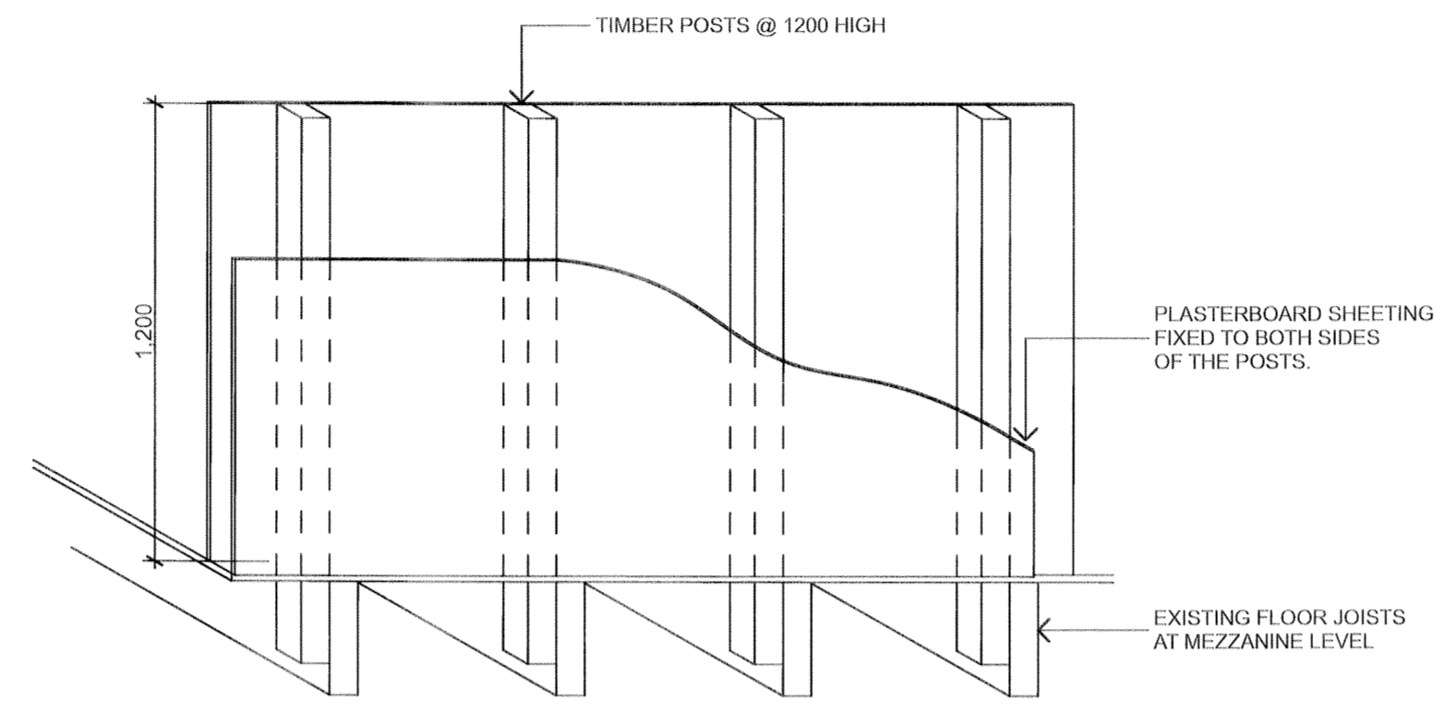
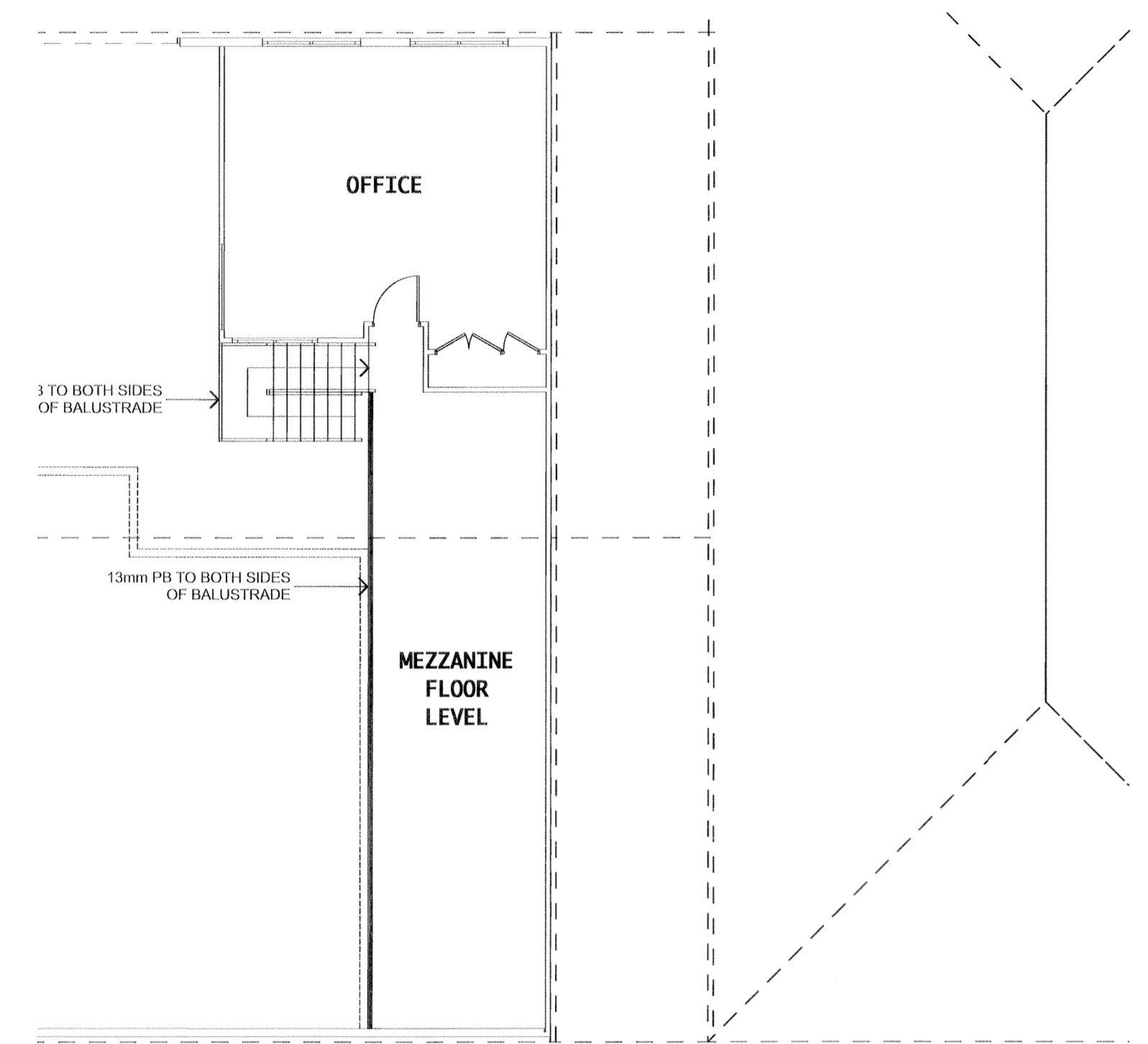


APPRENTICE DRIVE

APPROX LOCATION OF STREET LIGHTING

GENERAL NOTES		
AREA:	FACTORY - 744m ²	
AMENITIES -	57m ²	
SHOWROOM -	290m ²	
CLIENT		
LOCATION		
LOT 5 D.P. 262772 APPRENTICE DRIVE, BERKLEY VALE		
PROJECT		
PROPOSED RE-USE OF BUILDING		
TITLE		
SITE PLAN		
DATE	SCALE	DRG. No.
SEPT 07	1:200 @ A1	No. 000

SCALE 1:200
0 5m 10m



- LEGENDS
- ⊕ FIRE EXTINGUISHER
 - FE FIRE EXTINGUISHER
 - FHR FIRE HOSE REEL
 - RS ROLLER SHUTTER
 - [EXIT] EXISTING EMERGENCY EXIT SIGN
 - [EXIT] NEW EMERGENCY EXIT SIGN
 - ⊕ 32 AMP OUTLET

GENERAL NOTES

AREA:
 FACTORY - 744m²
 AMENITIES - 57m²
 SHOWROOM - 290m²

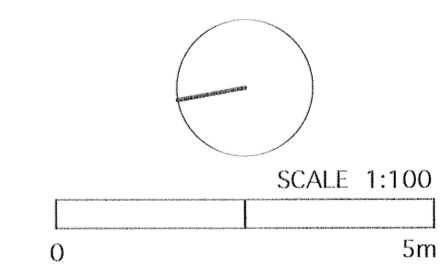
CLIENT

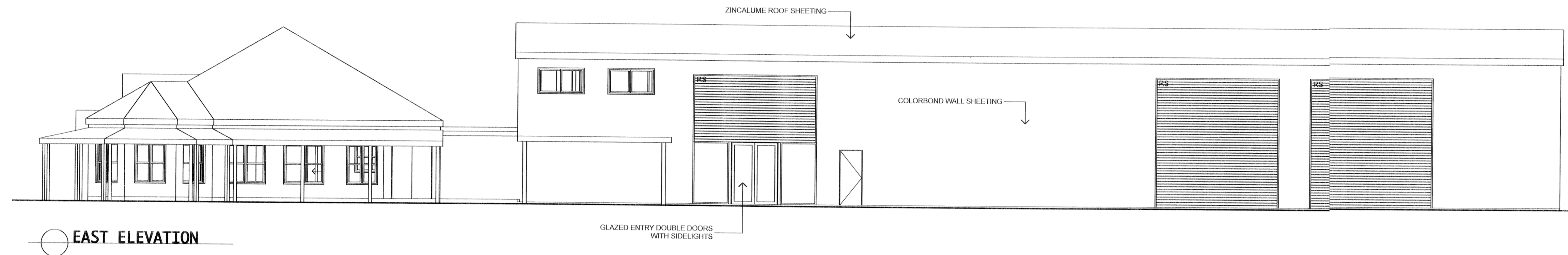
LOCATION
 LOT 5 D.P. 262772
 APPRENTICE DRIVE, BERKLEY VALE

PROJECT
 PROPOSED RE-USE OF BUILDING

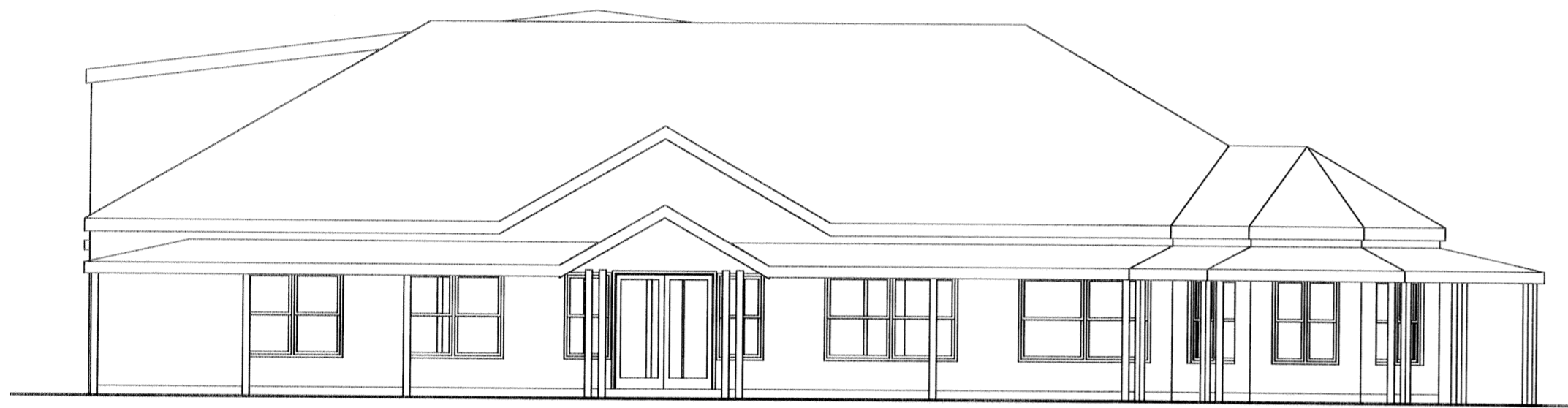
TITLE
 LAYOUT & SETOUT PLAN

DATE SEPT 07	SCALE 1:100 @ A1	DWG No. No. 001
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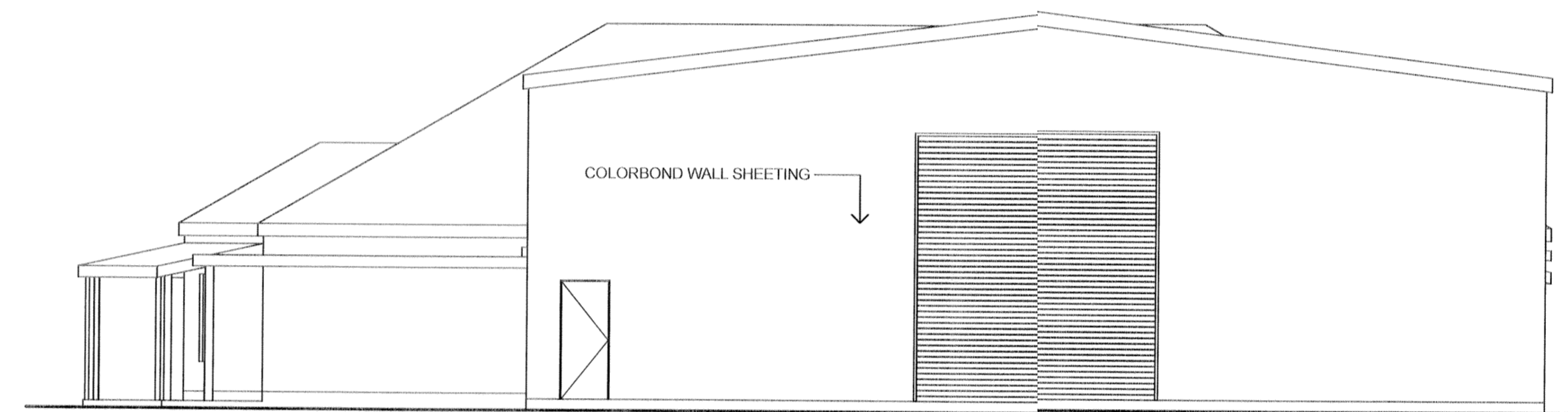




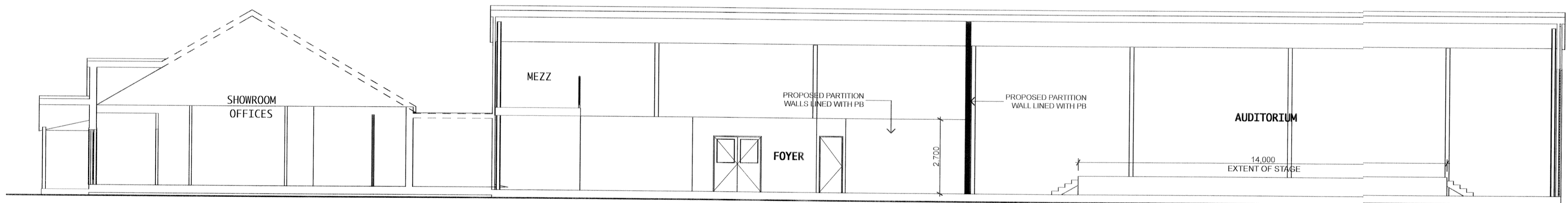
○ EAST ELEVATION



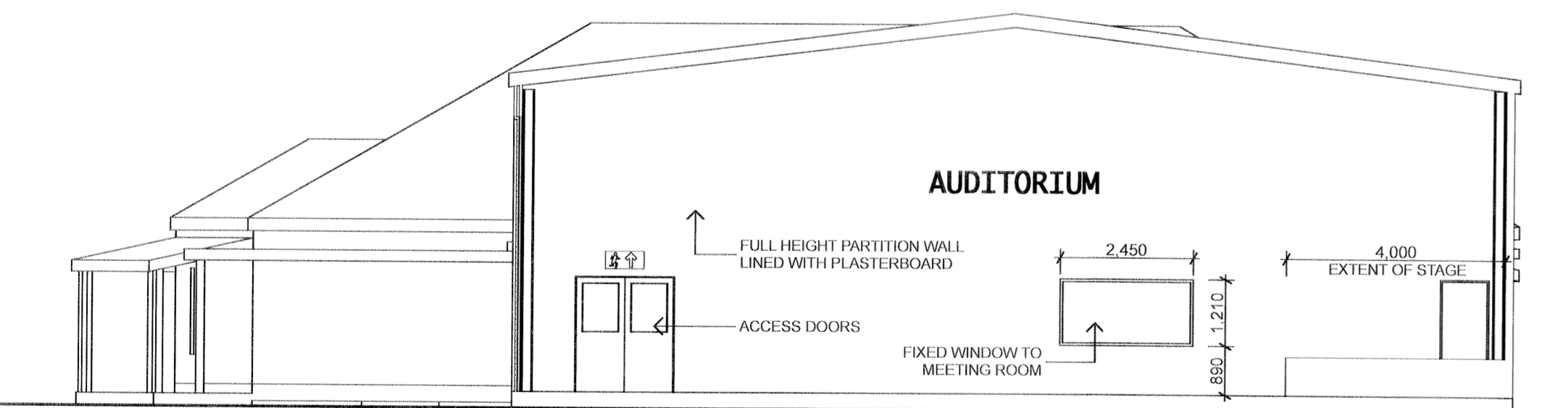
○ SOUTH ELEVATION



○ NORTH ELEVATION



○ SECTION B-B



○ SECTION A-A

GENERAL NOTES
 AREA:
 FACTORY - 744m²
 AMENITIES - 57m²
 SHOWROOM - 290m²

CLIENT

LOCATION

LOT 5 D.P. 262772
 APPRENTICE DRIVE, BERKLEY VALE

PROJECT

PROPOSED RE-USE OF BUILDING

TITLE

ELEVATIONS AND SECTIONS

SCALE 1:100
 0 5m

DATE	SCALE	DWG No.
SEPT 07	1:100 @ A1	No. 002